

# FOREST CONSERVATION EASEMENT AREA

LINE TABLE		
LINE	BEARING	LENGTH
F1	N 77°33'24" W	28.68'
F2	N 69°48'47" W	22.43'
F3	N 41°37'49" W	21.90'
F4	N 20°59'57" W	40.61'
F5	N 03°38'41" W	41.79'
F6	S 04°49'24" W	135.55'
F7	N 21°28'10" W	101.12'
F8	N 08°30'25" W	51.62'
F9	N 36°00'15" W	40.75'
F10	N 50°02'42" W	62.02'
F11	S 34°21'14" E	106.91'
F12	N 49°57'03" W	28.41'
F13	S 72°44'06" E	19.14'
F14	S 81°24'11" E	74.54'
F15	N 84°36'54" W	73.22'
F16	S 40°06'11" E	73.85'
F17	N 57°39'50" W	49.36'
F18	N 47°33'25" W	38.29'
F19	N 37°16'00" W	40.33'
F20	S 30°26'39" E	186.99'
F21	S 36°00'29" E	58.20'
F22	N 33°14'42" W	33.51'
F23	S 39°39'59" E	53.55'
F24	S 48°11'43" E	17.55'
F25	N 67°36'12" W	35.57'
F26	S 54°39'01" E	27.56'
F27	N 49°50'39" W	60.92'
F28	N 31°01'12" W	121.41'
F29	N 48°18'35" W	72.45'
F30	N 69°24'16" W	153.85'
F31	S 42°16'50" E	152.58'
F32	S 43°59'29" E	153.30'
F33	S 58°25'51" E	41.79'
F34	N 75°59'53" W	178.67'
F35	S 66°29'07" E	100.40'
F36	S 58°47'40" E	110.06'
F37	S 56°14'05" E	128.53'

## NOTES:

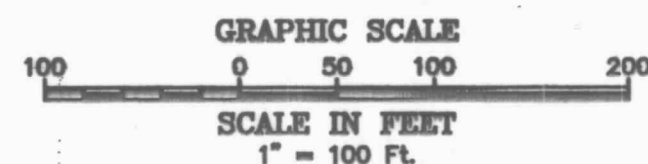
1. FOR LINE TABLE, SEE SHEET 6 OF 7.
2. FOR CURVE TABLE, SEE SHEET 6 OF 7.
3. FOR LOT ACREAGE TABLE, SEE SHEET 7 OF 7.
4. FOR ACREAGE SUMMARY, SEE SHEET 7 OF 7.
5. FOR STREET ADDRESSES, SEE SHEET 6 OF 7.
6. ANY REQUIRED STREAM BUFFERS ARE WITHIN AREA A AND B OF 100 YEAR FLOODPLAIN. THEREFORE, THE LIMITS OF THE 100 YEAR FLOODPLAIN IS ALSO THE STREAM BUFFER LINE.
7. FOR FOREST CONSERVATION EASEMENT AREA LINE TABLE, SEE THIS SHEET.

PLAT NO. 7625  
DATE: FEB 18, 2004  
WASHINGTON COUNTY

The Forest Conservation Easements shown hereon are designated for retention of existing forest and for new forest planting according to the approved Forest Conservation Plan for Paradise Manor Subdivision and the Washington County Forest Conservation Ordinance. Accordingly, the practices and schedules contained in the maintenance agreement shall be followed as outlined in the approved Forest Conservation Plan. Clearing of forested areas shown on this plan have been reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of other forested areas have not been approved. Those areas noted on "Forest Retention Areas" are not to be disturbed by any regulated activity as defined in the Forest Conservation Ordinance until that requested activity and its regulated activity forest disturbance is reviewed and approved by the Washington County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at the time.

Property owners are advised that there are penalties and fines associated with violation of these restrictions. Owners of lots affected by the Forest Conservation Easements shall take precautions to protect forest in easement areas from unauthorized disturbance pursuant to the Washington County Forest Conservation Ordinance. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of existing forest, or inhibition of its natural growth processes are permitted in the forest retention areas. Access to easement areas and over accepted rights of way shown on this plat are necessary and permitted to Washington County at reasonable times for periodic inspection of easement areas.

This note or reference to its existence on this plat shall be included in each and every deed of conveyance for any lot shown on this plat.



FPLAT-FC1

REVISOR	DATE	BY	REASON
1	02/13/04	W.J.K.	REVISED PER AGENCY COMMENT
2	02/10/04	W.J.K.	REVISED PER IN-HOUSE REVIEW
3	07/09/03	W.J.K.	REVISED PER AGENCY COMMENT

DRAWN BY W.J.K.  
DATE 02/28/03  
CHECKED BY R.A.W.  
DATE 02/28/03  
APPROVED BY J.W.B.  
DATE 02/28/03  
SCALE  
1" = 100'

DAVIS, RENN & ASSOCIATES, INC.

ENGINEERS PLANNERS SURVEYORS  
P.O. BOX 246 HAGERSTOWN, MARYLAND 21741  
TELEPHONE 301-739-5660

FINAL PLAT  
PARADISE MANOR  
LOTS 1 THRU 106

PROPERTY MAP 25 BLOCK 7 & 13 PARCEL 198, 199 & P/O 200 ELECTION DISTRICT 27 WASHINGTON COUNTY, MARYLAND

SHEET NO.	4 OF 7
PROJECT NO.	021055
FILE NO.	C-1459

